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Inc.*

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

WELLS FARGO BANK, N.A., a national
banking association, as successor by merger to
Wells Fargo Home Mortgage, Inc.,

Plaintiff,

vs.

COLWOOD PLACE COMMUNITY
ASSOCIATION, INC., a Nevada non-profit
corporation; NEVADA ASSOCIATION
SERVICES, INC., a Nevada corporation; LN
MANAGEMENT LLC SERIES 5621 DIVOT,
a Nevada series limited liability company;
RANSOM BEASON, an individual; and
VALLEY WEST CORPORATION dba
VALLEY WEST MORTGAGE;

Defendants.

Case No. 2:16-cv-02086-JCM-CWH

**STIPULATION AND ORDER TO
EXTEND DEADLINE TO FILE AN
ANSWER OR RESPONSIVE
PLEADING**

**(SECOND REQUEST AS TO RANSOM
BEASON; FIRST REQUEST AS TO
OTHER DEFENDANTS)**

Plaintiff, Wells Fargo Bank, N.A. (“Wells Fargo”), as successor by merger to Wells Fargo Home Mortgage, Inc., and Defendants, Colwood Place Community Association, Inc. (the “HOA”); LN Management LLC Series 5621 Divot (“LN Management”); Ransom Beason; Valley West Corporation d/b/a Valley West Mortgage (“Valley West”), by and through their undersigned counsel, hereby stipulate and agree that any remaining Defendant that has not filed an answer or responsive pleading to Wells Fargo’s Complaint may have until December 16, 2016 to file an answer or responsive pleading, if required.

There is currently pending a Motion to Dismiss that alleges that the deed of trust referenced in the Complaint was reconveyed. Wells Fargo is in the process of researching the reconveyance attached to the Motion to Dismiss and any other relevant documents related to the security interest on the property in question. The Parties have agreed that, given the need for additional research from Wells Fargo and in the interest of preserving resources, any party who has not yet filed an answer or responsive pleading to Wells Fargo's complaint may have until December 16, 2016 to do so. There is a possibility that Wells Fargo may amend its current complaint or dismiss this litigation, depending on the results of the research. Therefore, it would make sense for the parties who have not responded to wait until the research is concluded and Wells Fargo has decided how it will proceed. This minimal extension is reasonable in light of the circumstances and is sought in good faith.

Defendant Ransom Beason has previously obtained an extension from this Court to file an answer or responsive pleading, so this would be the second request. This request, though, is based primarily on the additional time needed for Wells Fargo to research the claims in the Motion to Dismiss. For the other Defendants who have not filed an answer or responsive pleading, this is the first request.

Accordingly, the Parties respectfully request that the Court grant this Stipulation and extend the deadlines as set forth herein.

Dated: November 17, 2016

Dated: November 17, 2016

SNELL & WILMER L.L.P.

HUTCHISON & STEFFEN

By: /s/ Nathan G. Kanute
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Attorneys for Ransom Beason

Dated: November 17, 2016

Dated: November 17, 2016

KERRY P. FAUGHNAN, ESQ.

THE BALL LAW GROUP

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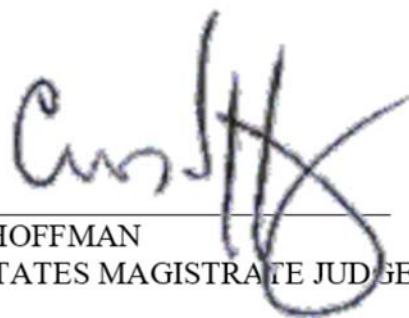
By: /s/ Zachary T. Ball (with permission)
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dba Valley West Mortgage

Dated: November 17, 2016

THE CLARKSON LAW GROUP, P.C.

By: /s/ Matthew McAlonis (with permission)
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Las Vegas, Nevada 89102
Attorneys for Colwood Place Community
Association, Inc.

IT IS SO ORDERED:



CARL W. HOFFMAN
UNITED STATES MAGISTRATE JUDGE

DATED: November 18, 2016

CERTIFICATE OF SERVICE

I hereby certify that on this date, I electronically filed the foregoing with the Clerk of Court for the U.S. District Court, District of Nevada by using the Court's CM/ECF system. Participants in the case who are registered CM/ECF users will be served by the CM/ECF system.

DATED: November 17, 2016

/s/Holly W. Longe
An Employee of Snell & Wilmer L.L.P.

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